

Hearing Date/Agenda Number
11/11/02

File Number
PDC02-071

Application Type
Planned Development Rezoning

Council District
6

Planning Area
West Valley

Assessor's Parcel Number(s)
279-09-049 and 279-09-050

STAFF REPORT

PROJECT DESCRIPTION

Completed by: Elena Lee

Location: Southeast corner of South Winchester Boulevard and Neal Avenue

Gross Acreage: 1.10

Net Acreage:

Net Density: 18 dwelling units/acre

Existing Zoning: CN Neighborhood
Commercial

Existing Use: Commercial and vacant

Proposed Zoning: A(PD) Planned
Development

Proposed Use: Single-family attached residential

GENERAL PLAN

Completed by: EL

Land Use/Transportation Diagram Designation
General Commercial

Project Conformance:
☒ Yes ☐ No
☒ See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

Completed by: EL

North: Commercial Retail

CP Pedestrian Commercial

East: Single-family Residential

R-1-8 Single-family Residential

South: Single-family Residential
and Offices

CO Office Commercial and R-1-8 Single-family Residential

West: Commercial Retail and
Residences

RM Multi-family Residential and CP Pedestrian Commercial

ENVIRONMENTAL STATUS

Completed by: EL

☐ Environmental Impact Report found complete
☒ Negative Declaration circulated on November 21, 2002
☐ Negative Declaration adopted on

☐ Exempt
☐ Environmental Review Incomplete

FILE HISTORY

Completed by: EL

Annexation Title: Moorpark No. 13

Date: 8/21/59

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

☒ Approval
☐ Approval with Conditions
☐ Denial
☐ Uphold Director's Decision

Date:

Approved by: _____
☐ Action
☐ Recommendation

APPLICANT/OWNER/DEVELOPER

APPLICANT	ARCHITECT	CONSULTANT
Delta I LLC . Attn: Robert Hudson 1451 Fruitdale Avenue, Suite 102 San Jose, CA 95128	Technical Analysis. Attn: Paul Tai 1280 Scott Boulevard, Suite B Santa Clara, CA 95050	The Schoennauer Company Attn: Erik Schoennauer 2066 Clarmar Way, Suite D San Jose, CA 95128

PUBLIC AGENCY COMMENTS RECEIVED

Completed by: EL

Department of Public Works

See attached.

Other Departments and Agencies

See attached for memos from the Fire Department, Environmental Services Department, and Urban Runoff Coordinator.

GENERAL CORRESPONDENCE

See attached for community meeting notice and sign-in sheet.

ANALYSIS AND RECOMMENDATIONS

BACKGROUND

The applicant, Robert Hudson, is requesting a Planned Development Rezoning from CN Neighborhood Commercial to A(PD) Planned Development to allow the development of up to 20 attached single-family townhomes. The project is located on a 1.1 acre site at the southeast corner of Winchester Boulevard and Neal Avenue. The property is located within the Winchester Strong Neighborhoods Initiative (SNI) Planning Area and the Strong Neighborhood Initiative Redevelopment Project Area.

Project Description

The project proposes up to 20 three-bedroom townhouses with a two-story element at the front of each unit and two stories over parking at the rear. The units are arranged in five blocks of three to four units each around a common open space area. Twelve units front onto public streets (Winchester Boulevard and Neal Avenue) and six units are placed in the interior of the site. The units facing the public street have pedestrian access via front entries from the street. The interior units have front entries facing the common open space area. Private open space is provided in the form of courtyards at the front of each unit. Vehicular access to the site is provided via a driveway from Neal Avenue. This driveway provides access to the garages, all of which face the interior of the site. Each unit has a two-car garage and four visitor parking spaces are available at the center of the site. Visitor parking spaces are also available on Neal Avenue and Winchester Boulevard.

Project Site Conditions and Surrounding Uses

The subject site is developed with three single-family structures that are being used commercially or are vacant. Natural vegetation on the property is limited. The surrounding land uses consist of commercial to the north, commercial and residential to the south and west, and single-family residences to the east. Winchester Boulevard borders the site to the west and Neal Avenue is located directly to the south.

ENVIRONMENTAL REVIEW

An Initial Study was prepared for this project and a Mitigated Negative Declaration was circulated for public review by the Director of Planning on November 21, 2002. The Department of Public Works has determined that mitigation is not required because the project will not result in a substantial increase in traffic. The project will include mitigation measures to ensure that the project will not result in significant impacts in the areas of air quality, soil contamination, water quality and noise.

GENERAL PLAN CONFORMANCE

The proposed project conforms to the City of San Jose's adopted San Jose 2020 General Plan Land Use/Transportation Diagram based on the Discretionary Alternate Use Policy; Two Acre Rule which allows properties that are less than 2 acres in size to be developed with residential projects of any density, provided that the project is compatible with adjacent uses and the project exceeds the City's development standards. This 1.1 gross acre site is designated General Commercial and is surrounded by a mix of commercial and residential uses. Based on the analysis below, staff has concluded that the proposed rezoning is compatible with the surrounding neighborhood and consistent with the City's development standards.

PUBLIC OUTREACH

A community meeting for the project was held on December 2, 2002 at the project site. Approximately 8 neighboring residents attended the meeting. Attendees generally expressed support for the project; however, one resident expressed concern regarding the traffic and parking generated by this project in addition to that caused by the Valley Fair and Santana Row project. Notices for the Draft Mitigated Negative Declaration and the public hearing were distributed to the owners and tenants of all properties located within 500 feet of the project site and posted on the City web site. Staff has been available to discuss the project with members of the public.

ANALYSIS

The primary issues associated with this proposal are conformance with the *Residential Design Guidelines* (RDG), site design and architecture, and conformance with the Winchester Strong Neighborhoods Initiative (SNI) Neighborhood Improvement Plan and Redevelopment Area.

Conformance with the *Residential Design Guidelines* (RDG)

The proposed project is in substantial conformance with the recommendations of the *Residential Design Guidelines* for a townhome project in regards to setbacks, parking and open space, as discussed below.

Setbacks

The RDG recommend a building setback of 35 feet from major streets such as Winchester Boulevard, but indicate that this setback can be reduced if the proposed setback is consistent with the existing or projected urban character of the street. The Draft Development Standards for this project includes a minimum project setback of 18 feet from the property lines adjacent to

Winchester Boulevard and 16 feet adjacent to Neal Avenue. Staff believes that this setback is consistent with the RDG in that it is roughly comparable to the setbacks of commercial buildings along Winchester Boulevard and of the existing single-family homes on Neal Avenue. Staff will work with the applicant at the Planned Development Permit stage to ensure that the setback area is appropriately designed and landscaped.

The RDG recommend that three-story building elements be set back from a single-family rear yard 2 feet for every foot of building height. The building element which parallels the easterly property line is approximately 26 in height and the Draft Development Standards propose a minimum setback of 30 feet. Although this setback does not achieve the recommended two-to-one setback, staff believes that it is adequate for this small site. The Development Standards propose a minimum setback of 5 feet from the side yard of the adjacent single-family residence. This setback does not match the somewhat larger setback of the adjacent single-family residence, but is minimally acceptable. The RDG do not specify a setback from office uses. The Development standards propose a minimum 8-foot setback from the southerly property line adjacent to the existing office building. Staff believes that this proposed setback is adequate.

Parking

The Draft Development Standards for this rezoning require parking in conformance with the Residential Design Guidelines. The requirement for the currently proposed three-bedroom units is 2.6 spaces per unit, resulting in a total of 52 required spaces for the proposed 20 units. The conceptual site plan provides a two-car garage for each unit, four open, on-site parking spaces and eight on-street parking spaces along the project frontage, for a total of 52 spaces. The Draft Development Standards for this project include a 26-foot minimum back-up dimension for parking spaces in conformance with the RDG to ensure that cars can safely back out of garages or other perpendicular parking spaces. The current conceptual site plan includes back-up dimensions of as little as 17 feet. Staff will work with the applicant at the Planned Development Permit stage to ensure that the final design conforms to the requirements of the Planned Development Zoning.

Open space

The *Guidelines* recommend a minimum of 300 square feet of private open space and 150 square feet of common open space for each unit. The Draft Development Standards for the proposed project require open space in conformance with this recommendation. The conceptual site plan for the project shows private and common open space in excess of these standards.

Site Design and Architecture

The conceptual plans for the project indicate that the site perimeter is proposed to be largely encircled by an approximately four-foot retaining wall. The conceptual streetscape elevation for Winchester Boulevard shows an additional three-foot patio wall on top of the retaining wall. A similar retaining wall is proposed along the easterly property lines adjacent to the front yard of the existing single-family residence and, based on the conceptual design, will be necessary adjacent to interior driveways. Staff is concerned that this conceptual design will present an imposing wall along the street frontage, provide an inappropriate interface with adjacent uses and limit landscaping options. The retaining wall is proposed to accommodate a garage level

beneath two stories of living area at the interior of the site. Staff believes that grading and design techniques are available to reduce the pad elevation at the site perimeter and will work with the applicant at the Planned Development Permit stage to resolve this issue.

The project architecture incorporates varying rooflines that break up the buildings into discrete portions and provide articulation. The buildings are staggered slightly to enhance articulation and garages are not visible from the surrounding public streets. Staff will work with the applicant at the Planned Development Permit stage to refine the architectural treatment and the interface with the public street.

Winchester SNI Initiative Neighborhood Improvement Plan and Redevelopment Area

A vital component of the Winchester SNI strategy is the improvement of Winchester Boulevard streetscape to make it more attractive and pedestrian friendly. The proposed project enhances pedestrian activity by orienting unit entrances to the street and provides much-needed improvements to the street frontage. The project will incorporate landscaping and sidewalk improvements, including street trees, to make the environment more pedestrian friendly in conformance with the SNI strategy plan. Although the Plan's preference for this area is mixed-use or high density development, staff believes that the proposed use is acceptable for this location. The Draft Development Standards specify that the proposed project will provide 15 percent of the proposed units as affordable housing consistent with the requirements of the Redevelopment Plan.

CONCLUSION

Based upon the above analysis, staff concludes that the project provides a significant opportunity to provide infill housing within a developed area and furthers the goals of the General Plan, while providing a use that is compatible with the surrounding properties and conforms to the both the Residential Design Guidelines and the goals of the Winchester Strong Neighborhoods Initiative.

RECOMMENDATION

Planning staff recommends that the City Council approve the subject rezoning for the following reasons:

- 1) The proposed project is consistent with the San José 2020 General Plan
- 2) The project furthers the goals and objectives of the City's infill housing strategies and will promote transit usage and pedestrian activity.
- 3) The proposed rezoning is compatible with existing and proposed uses on the adjacent and neighboring properties.

Attachments